185.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,000 / 782,000
					USE VALUE:	782,000 / 782,000
					ASSESSED:	782,000 / 782,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAIMONIS JAMES P & ELAINE
Owner 2:	
Owner 3:	
Street 1:	16 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2264 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7447.000	331,600		450,400	782,000
Total Card	0.171	331,600		450,400	782,000
Total Parcel	0.171	331,600		450,400	782,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.41 /Parcel: 345.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124305

GIS Ref

GIS Ref

Insp Date 08/03/18

!14359!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,600	0	7,447.	450,400	782,000		Year end	12/23/2021
2021	101	FV	321,500	0	7,447.	450,400	771,900		Year End Roll	12/10/2020
2020	101	FV	321,500	0	7,447.	450,400	771,900	771,900	Year End Roll	12/18/2019
2019	101	FV	250,800	0	7,447.	450,400	701,200	701,200	Year End Roll	1/3/2019
2018	101	FV	250,800	0	7,447.	379,600	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	250,800	0	7,447.	347,400	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	250,800	0	7,447.	296,000	546,800	546,800	Year End	1/4/2016
2015	101	FV	244,600	0	7,447.	257,400	502,000	502,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:51:11

LAST REV

Date	Time
08/30/18	12:22:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	941-194		12/1/1980		115,000	No	No		Y

USER DEFINED

Prior Id # 1:	124305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
3/6/2009	Inspected	189	PATRIOT
10/14/2008	Measured	163	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7447		Sq. Ft.	Site		0	70.	0.86	7									450,389						450,400	

Total AC/HA:	0.17096	Total SF/SM:	7447	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,389	Spl Credit		Total:	450,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11378098
Const Adj.:	0.99989998
Adj $ / SQ:	144.777
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480539
Depreciation:	148967
Depreciated Total:	331572

COMMENTS

9.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

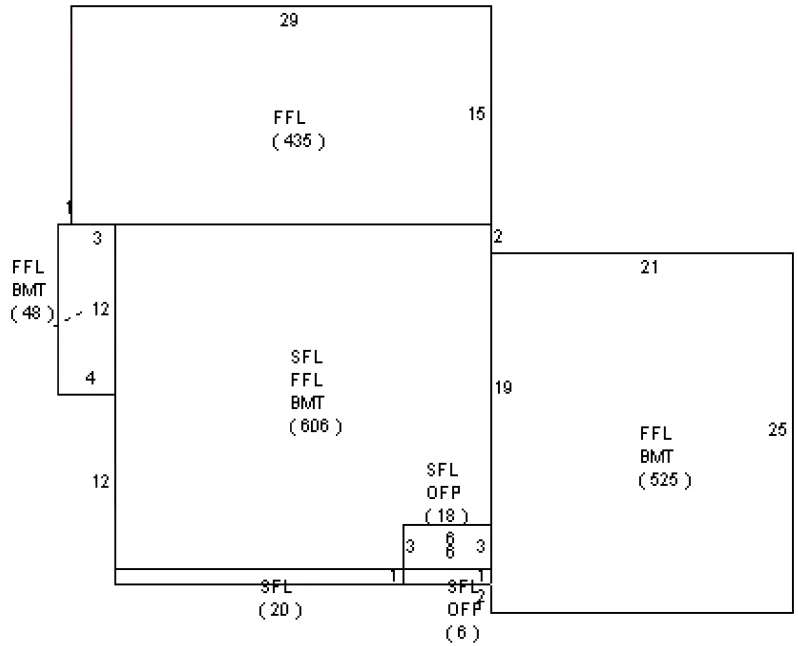
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	144.78
Special Features:	0	Val/Su Net:	95.64
Final Total:	331600	Val/Su SzAd	146.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,614	144.780	233,670
BMT	Basement	1,179	43.430	51,208
SFL	Second Floor	650	144.780	94,105
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	3,467	Total:	380,039
Size Ad	2264	Gross Area	3467	FinArea	2264
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

185.0-0002-0004.0

IMAGE

AssessPro Patriot Properties, Inc